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Incorporating: Wright Dickson & Catlow, WDC Estates

ROYAL COURT DRIVE, HEATON, BOLTON, BL1 4AZ



- Ground floor quality apartment
- Two double bedrooms
- Refurbished Autumn 2017
- Stylish fitted kitchen
- Fitted master bedroom
- Ready to move into
- Close to gym, town, Park etc
- Secure gated development



£550 PCM

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A high specification ground floor two bedroom apartment situated in this gated development of similar high calibre homes. Situated within walking distance of the David Lloyd Gym, the town centre, Park, excellent restaurants and leisure facilities are all near by. The property has been refurbished in the autumn of 2017 and is ready to move into now. The accommodation is accessed from the ground floor of the building with no steps between the entrance and the apartment. The accommodation briefly comprising: reception hallway, bay window lounge / diner, fitted kitchen complete with appliances, stylish white bathroom suite, fitted master bedroom and a double second bedroom. Externally there are communal gardens and allocated parking in the car park. In our opinion this property will be perfect for those looking for a ready to move into secure home, and perhaps also ideal for those looking for a home all on one level. Viewing is highly recommended, via an advanced appointment with Cardwells Letting Agents Bolton on 01204 381281.

Directions BL1 4AZ

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance entrance via the ground floor communal hallway into:

Lounge/Diner 19' 5" x 12' 0" (5.91m x 3.65m) UPVC double glazed bay window to the front, two radiators, feature fireplace with electric fire, quality flooring, matching ceiling lights, decorated autumn 2017.

Kitchen 12' 0" x 7' 7" (3.65m x 2.31m) Measured at maximum points to include the airing cupboard. A quality professionally fitted kitchen including integrated washer/dryer, oven/grill, four ring electric hob with extractor over, stainless steel single bowl sink with mixer tap, matching cabinets and drawers, ceramic wall tiling, spot lighting, radiator, UPVC double glazed window, quality flooring.

Bedroom One 13' 0" x 11' 9" (3.96m x 3.58m) Measured at maximum points. Fitted with quality bedroom furniture offering a variety of hanging sized shelves and storage space behind large mirrored wardrobe doors and two additional chests of drawers, radiator, UPVC double glazed window overlooking the communal garden, decorated autumn 2017.

Bedroom Two 8' 1" x 8' 8" (2.46m x 2.64m) UPVC double glazed window to the front, radiator, quality flooring, decorated autumn 2017.

Bathroom 7' 0" x 6' 0" (2.13m x 1.83m) A quality white three-piece bathroom suite comprising: pedestal wash hand basin, dual flush WC, bath with shower over and fitted glass shower screen, radiator, ceramic wall tiling, decorated autumn 2017.

Parking We understand there is one allocated car parking space and additional visitors car parking in the car park.

Gardens We understand the property enjoys use of the communal gardens.

Viewings Your viewing is highly recommended via an advanced appointment with Cardwells Estate Agents Bolton on (01204) 381281.

Price £550PCM

Tenant Fees The tenant set up charges associated with this property are £240.00 = £200 + VAT to include up to two adults. Any subsequent adults are a further £120.00 = £100 + VAT. This fee includes the cost of referencing which will include checking of credit status, employers and previous employers, current /past landlords and consideration of other relevant factors. The fee includes producing a tenancy agreement for a successful application.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



Please note: all viewings are by appointment only through our BOLTON Office